090.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	741,900	/	741,900
USE VALUE:	741,900	/	741,900
ASSESSED:	741,900	/	741,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHILLER ZACHARY A
Owner 2:	BUTTERWORTH EDITH J
Owner 3:	
Street 1:	179 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RODRIGUEZ CLAUDIO E & JULIA A -
Owner 2:	-
Street 1:	179 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,041 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1572 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6041.000	320,300	700	420,900	741,900
Total Card	0.139	320,300	700	420,900	741,900
Total Parcel	0.139	320,300	700	420,900	741,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.95 | /Parcel: 471.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	57538
GIS Ref	
GIS Ref	
Insp Date	10/20/18

!7289!

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,300	700	6,041.	420,900	741,900	741,900	Year End Roll	12/18/2019
2019	101	FV	220,100	0	6,041.	426,900	647,000	647,000	Year End Roll	1/3/2019
2018	101	FV	220,100	0	6,041.	318,700	538,800	538,800	Year End Roll	12/20/2017
2017	101	FV	220,100	0	6,041.	288,600	508,700	508,700	Year End Roll	1/3/2017
2016	101	FV	220,100	0	6,041.	276,600	496,700	496,700	Year End	1/4/2016
2015	101	FV	207,800	0	6,041.	234,500	442,300	442,300	Year End Roll	12/11/2014
2014	101	FV	207,800	0	6,041.	222,500	430,300	430,300	Year End Roll	12/16/2013
2013	101	FV	207,800	0	6,041.	211,600	419,400	419,400		12/13/2012

PRINT

Date	Time
12/10/20	21:56:28

LAST REV

Date	Time
07/11/19	15:55:16
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7289

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RODRIGUEZ CLAUD	71335-447	1	7/18/2018		785,000	No	No		
DAVENPORT PATRI	66771-367		2/5/2016		545,000	No	No		
DAVENPORT PATRI	26188-16		4/1/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2018	1431	Insulate	5,000	C				
9/7/2016	2148	Solar Pa	4,564	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2019	SQ Returned	JO	Jenny O
10/20/2018	MEAS&NOTICE	HS	Hanne S
1/31/2008	Meas/Inspect	372	PATRIOT
3/7/2000	Inspected	276	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
8/7/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	57538
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6041		Sq. Ft.	Site		0	70.	1.00	5									420,861						420,900	

Total AC/HA:	0.13868	Total SF/SM:	6041	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	420,861	Spl Credit		Total:	420,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31793892
Const Adj.:	0.99960202
Adj $ / SQ:	164.677
Other Features:	102000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393549
Depreciation:	73200
Depreciated Total:	320349

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

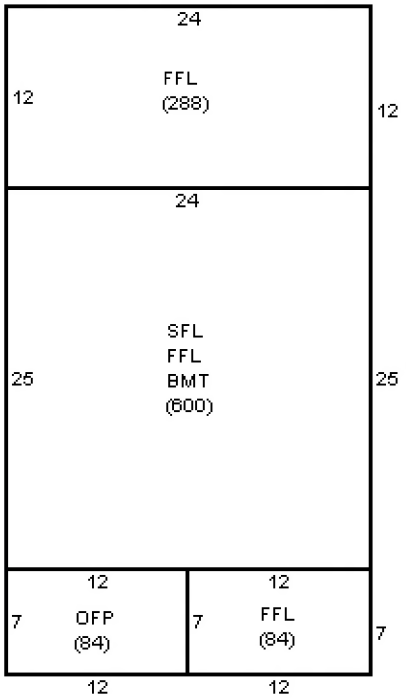
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.68
Special Features:	0	Val/Su Net:	141.98
Final Total:	320300	Val/Su SzAd	203.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	972	164.680	160,066
BMT	Basement	600	49.400	29,642
SFL	Second Floor	600	164.680	98,806
OFP	Open Porch	84	36.130	3,035

Net Sketched Area:	2,256			Total:	291,549
Size Ad	1572	Gross Are	2256	FinArea	1572

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X24	A	AV	2010	4.20	T	7.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700